

AGENDA

PUBLIC HEARING OF THE GOVERNING AUTHORITY OF WALKER COUNTY, GEORGIA

Walker County Courthouse Annex III, 201 S Main Street
LaFayette, Georgia 30728

- Date:** Thursday, October 25, 2018
- Time:** Public Hearing 6:00 PM
The Regular Scheduled Meeting will immediately follow the Public Hearing
- Invocation:** Given by Commissioner Shannon Whitfield
- Call to Order:** Commissioner Whitfield will call the meeting to order
- Pledge:** United States Flag
- Pledge:** Georgia Flag

Open of Public Hearing

New Business:

- I. Application for Conditional Use Variance - Wesley Daniel Butler requests a conditional use variance for property located at 0 Kensington Road Chickamauga, GA 30707. Tax map 0-268-001D (First Hearing was approved at the Planning Commission Meeting on September 20, 2018 but due to an issue with publication a Second Hearing was scheduled and approved at the Planning Commission Meeting on October 18, 2018)*
- II. Application for Re-Zoning Amendment - LaFayette Cone Co. requests a rezone from C-1 (Commercial) to I (Industrial) for property located at 5178 N. Hwy 27 LaFayette, GA 30728. Tax map: 0-329-2-027 (First Hearing was approved at the Planning Commission Meeting on October 18, 2018)*

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning-Amendment

Conditional Use Variance

PLEASE PRINT OR TYPE		FEE \$	Date
			Case No. 17763 Hwy 193
Owner's Name Wesley Daniel Butler		Mailing Address CHICKAMAUGA	<small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>
City/Zip CHICKAMAUGA, GA 30707		Phone (423) 322-7434	
Tax Parcel # 0-268-001 D		Street Name and Number Kensington Rd.	
Current Zoning A1		Requested Zoning	
Reason for Change (Be Specific): to operate + install a 1.95 mw solar P.V. generation project on 16 acres pursuant to a 20 year PPA w/ TVA + sponsoring LPC North GA-EMC			
Lessee's Name <small>IF APPLICABLE</small>		Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES			
1.			
2. 9-20-2018 - approved by Planning Commission			
3. 10-18-2018 - approved by Planning Commission			
4.			
5.			
6.			
7.			
8. <small>IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET</small>			
LAND USE PLAN DESIGNATIONS		CURRENT	
		FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.			
Owner's Signature Wesley Butler		Date: 8/8/18	
Date Received by the Planning Office:			
Planning Commission Decision/Date Sept. 20, 2018 7:00 pm Walker Co. Civic Center			

FOR OFFICE USE

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

Applicant: Wesley Daniel Butler

Map & Parcel: D-268-001D Rezone from: _____ to: _____

PLANNING COMMISSION RECOMMENDATION:

9-20-2018 / 10-18-2018 APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

_____ DENIAL

COMMISSIONER'S FINAL DECISION:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

_____ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES () NO (X) If so, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made:
- B) The dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application; and
- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner / Owner:

PETITIONER

DATE

Wesley Daniel Butler
OWNER

8/8/18
DATE

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		Date
FEE \$ 400.00		Case No.
Owner's Name <i>Lafayette Cone Co.</i>	Mailing Address <i>P.O. Box 586</i> <small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>	
City/Zip <i>Lafayette, GA. 30728</i>	Phone <i>706-764-1089</i>	
Tax Parcel # <i>0-329-2-027</i>	Street Name and Number <i>5178 N. Hwy. 27</i>	
Current Zoning <i>C-1</i>	Requested Zoning <i>I</i>	
Reason for Change (Be Specific): <i>to change property to Industrial</i>		
Lessee's Name <small>IF APPLICABLE</small>	Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES		
1.		
2. <i>Planning Commission - approved - October 18, 2018</i>		
3.		
4.		
5.		
6.		
7.		
8. <small>IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET</small>		
LAND USE PLAN DESIGNATIONS		
CURRENT	FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.		
Owner's Signature <i>Anne Parnell Smith</i>	Date: <i>8-27-18</i>	
Date Received by the Planning Office:		
Planning Commission Decision/Date <i>Oct. 18, 2018 7:00 pm. Walker Co. Civic Center</i>		

FOR OFFICE USE

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

Applicant: Lafayette Cone Co.

Map & Parcel: 0-329-2-027 Rezone from: C-1 to: I

PLANNING COMMISSION RECOMMENDATION:

✓ October 18, 2018 APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

_____ DENIAL

COMMISSIONER'S FINAL DECISION:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

_____ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES () NO If so, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made:
- B) The dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application; and
- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner / Owner:

<u>Anne Parnell Smith</u>	<u>8-27-18</u>	<u>Anne Parnell Smith</u>	<u>8-27-18</u>
PETITIONER	DATE	OWNER	DATE



Walker County Planning Commission

MINUTES
October 18, 2018

Walker County Civic Center
7:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Frank Richardson
Gerald Cook
Sid Adams
Scott McNabb
Terry Newberry
Michael Haney
Sam Bowman
Moe Gass
Susan Tankersley
Jack Michael

Walker County Planning Staff

David Brown, Director of Codes,
Inspections & Planning
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Chairman Philip Cantrell called the meeting to order at 7:00 P.M.

II. READING & APPROVAL OF THE SEPTEMBER 20TH, 2018 MEETING MINUTES:

Chairman Cantrell asked if there were any questions or changes to the minutes and if not was there a motion to approve. Susan Tankersley made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. REZONE:

- 1. LaFayette Cone Co.:** Anne Parnell Smith came forward and requested that her property at 5178 N. Hwy 27 in LaFayette be rezoned from C-1 (commercial) to I (industrial). Moe Gass made a motion to approve. Gerald Cook seconded the motion. Vote was unanimous. Motion to approve carried.

B. VARIANCE:

1. **Casey Martin:** Casey Martin came forward and requested a variance for a building that they built not knowing they needed a permit or the County required setbacks. She requested a ten foot variance from the property line. Jack Michaels made a motion to approve the variance of ten feet but the building was not allowed to have septic nor water. Sid Adams seconded the motion. Five members voted in favor of the motion and three was opposed. Motion to approve carried.

A. CONDITIONAL USE VARIANCE:

1. **Wesley Daniel Butler:** Chairman Cantrell explained that due to the Walker County Messenger failing to publish the public notice from last month the board would have to vote on the request from Dadeni Solar Chickamauga LLC who came forward and presented the information on a proposed solar farm on 16 acres on Kensington Road in Chickamauga again. Susan Tankersley made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve carried.

IV. ADJOURNMENT:

Terry Newberry made a motion to adjourn. Moe Gass seconded the motion. Motion carried.
Meeting adjourned.

Date Submitted Planning Commission Chairman

Date Submitted Kristy Parker, Planning Commission Secretary

Date Submitted David Brown, Director of Codes, Inspection & Planning

These minutes are also available on disc in the Planning Office

AFFIDAVIT OF PUBLICATION

State of Georgia,
County of Walker

} S.S.

I Donald Stilwell do solemnly
swear that I am the

Publisher of THE
WALKER COUNTY MESSENGER, printed and published
at LaFayette in the State of Georgia, and that from my
personal knowledge and reference to files of said
publication the advertisement of:

Public Notice

October 18 Meeting

was inserted in THE WALKER COUNTY MESSENGER in
space of:

Main News (A)

on dates as follows:

October 3, 2018

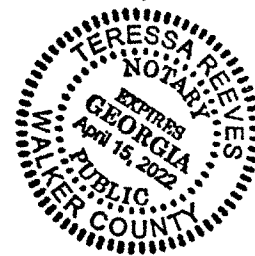
Subscribed and sworn to before me

D.M. Stilwell

This 3rd day of October, 2018

Teresa Reeves

Notary Public



**PUBLIC NOTICE
WALKER COUNTY
PLANNING COMMISSION MEETING**

**Thursday, October 18th, 2018 at 7:00 P.M.
Walker County Civic Center
Rock Spring, GA 30739**

The Walker County Planning Commission will meet and
review the following requests:

New Business:

Rezone:

1. LaFayette Cone Co. requests a rezone from C-1
(commercial) to I (Industrial) for property located at
5178 N. Hwy 27 LaFayette, GA. 30728. Tax map: 0-
329-2-027

Variance:

1. Casey Martin requests a setback variance for property
located at 583 Townsend Road Rocky Face, GA. 30740.
Tax map: 0-587-045

Conditional Use Variance:

1. Wesley Daniel Butler requests a conditional use
variance for property located at 0 Kensington Road
Chickamauga, GA. 30707. Tax map: 0-268-001D

The second and final hearing on the rezone and condition-
al use variance request will be heard on October 25th,
2018 at 6:00 P.M. at the Walker County Courthouse
Annex III located at 201 S. Main Street LaFayette, GA
30728.

For further information please call Walker County
Planning & Development at 706-638-4048.